BLK 30 W 31.6FT OF S 54.9FT
OF LOT 1
CITY OF FDNA BEACH OF

NORTHWOODS LLC
41 OCEAN CLUB DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0030-0013

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

501 CENTRE ST, FERNANDINA BEACH

BLD DATE	12/30/2021	KK	LGL DATE	
XF DATE			LAND DATE	03/27/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	2,405
TOTAL LAND VALUE - MARKET	173,400
TOTAL MARKET VALUE	175,805
SOH/AGL Deduction	84,740
ASSESSED VALUE	91,065
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,065
TOTAL JUST VALUE	175,805
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,472

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/0260	8/08/2007	WD	U	I	21	1,350,000
GRANTOR: SIEGMUND SUSAN P TRUS						
GRANTEE: NORTHWOODS LLC						
1043/1446	3/14/2002	QC	Q	I	06	100
GRANTOR: SIEGMUND SUSAN P (M)						
GRANTEE: SIEGMUND SUSAN P TR						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0803	ASPHALT C	0	0	0	0	1,993.00	SF	2.00	2.00	100	1980	1980	3	50	1,993	
2	0400	CONC CURB	0	0	0	0	40.00	LF	15.00	15.00	100	1980	1980	3	44	264	
3	0402	CONC BUMPE	0	0	0	0	6.00	UT	25.00	25.00	100	1998	1998	3	80	120	
4	0648	LIGHTS-AV	0	0	0	0	1.00	UT	140.00	140.00	100	2000	2000	3	20	28	

LAND DESCRIPTION

TOTAL OB/XF 2,405

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002800	C	PARKNG LOT	0	0003	C-3	0.00	0.00	1,734.00	SF		1.00	1.00	1.00	100.00	100.00	173,400							

REVIEW DATE 12/30/2021 BY KK Total Acres: 0.00 Total Land Value: 173,400 Market: 0 Agricultural: 0 Common: 173,400 PRINTED 07/30/2025 BY SYS